



**Tulsa Metropolitan Area  
Planning Commission**

**Z-7775 Staff Report**

**Hearing Date:** June 5, 2024  
**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

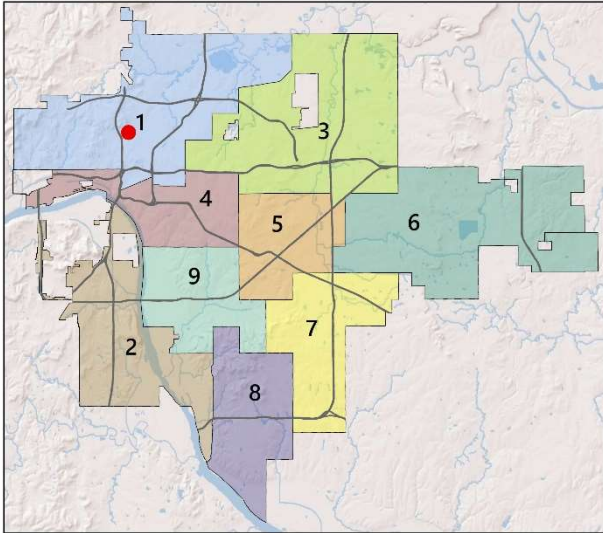
Applicant: Kayla Lee, Lee Simon Design  
Property Owner: MMMC Investments, LLC

**Property Location**

Multiple lots at the southeast corner of North Denver Avenue and North Elwood Avenue  
Tract Size: ±0.42 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 1, Vanessa Hall-Harper  
County Commission: District 1, Stan Sallee

**Public Notice Required**

Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

**Staff Recommendation**

Staff recommends approval.

**Request Summary**

Rezone subject properties from RS-2 to RS-5 to permit additional residential uses.

**Zoning**

Existing Zoning: Residential Single-Family 2 (RS-2)  
Existing Overlays: Healthy Neighborhood Overlay (HNO)  
Proposed Zoning: Residential Single-Family 5 (RS-5)

**Use**

Current Use: Vacant  
Proposed Use: Cottage House Development/Townhouses

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: Unity Heritage  
Development Era: Early Automobile

**Transportation**

Major Street & Highway Plan: N/A  
planitulsa Street Type: N/A  
Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

**Environment**

Flood Area: None  
Tree Canopy Coverage: 10-20%  
Parks & Open Space: N/A

**Detailed Staff Recommendation**

The applicant is proposing to rezone two vacant properties from RS-2 to RS-5 to permit additional housing types and density. The applicant is proposing a cottage house development on the lot located at the corner of North Denver Avenue and North Elwood Avenue. Cottage houses are a permitted building type in the RS-5 district and consist of individual detached houses located around a common courtyard. On the southeastern lot, the applicant is proposing a set of two townhouses. Conceptual plans for the development are attached.

Both cottage house developments and townhomes are considered single-family residential building types and classified as missing middle housing types which are recommended by both the Tulsa Comprehensive Plan and the Citywide Housing Assessment.

Missing Middle Housing refers to house-scale buildings with multiple units and are often “missing” in cities like Tulsa that have high concentrations of detached housing and multi-dwelling unit housing. These housing types have been more difficult to develop due to zoning regulations that exclude these building types or have site design requirements that make these housing types impractical, as well as difficulty with financing due to the limited number of properties that can be used for comparison. In the Tulsa Zoning Code, five building types fall into this category: Townhouse, Duplex, Multi-Unit House (triplex, quadplex, etc.), Cottage House Development, and small Apartment/Condominiums (10 or fewer units). [planitulsa, Development Review Guide, p.24]

The Citywide Housing Assessment prepared in March of 2023 projects that 12,900 units of all types and price points are needed over the next 10 years to meet demand. The current average production for the City of Tulsa is 830 units per year. Increases in allowable densities at an appropriate scale are required to increase the production rate of new units and meet the City’s housing demands.

The RS-5 zoning is consistent with the Neighborhood land use designation and the recommendations of the Tulsa Comprehensive Plan.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Neighborhood. Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-2	Neighborhood	Single-Family Residential
East	RS-2/RS-3	Neighborhood	Single-Family Residential
South	RS-3	Neighborhood	Single-Family Residential
West	RS-2/RS-3	Neighborhood	Single-Family Residential

**Small Area Plans**

The subject properties are located within the Unity Heritage Neighborhood Plan area.

**Development Era**

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

**Transportation**

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

**Environmental Considerations**

Flood Area: The subject properties are not located within any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 18%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

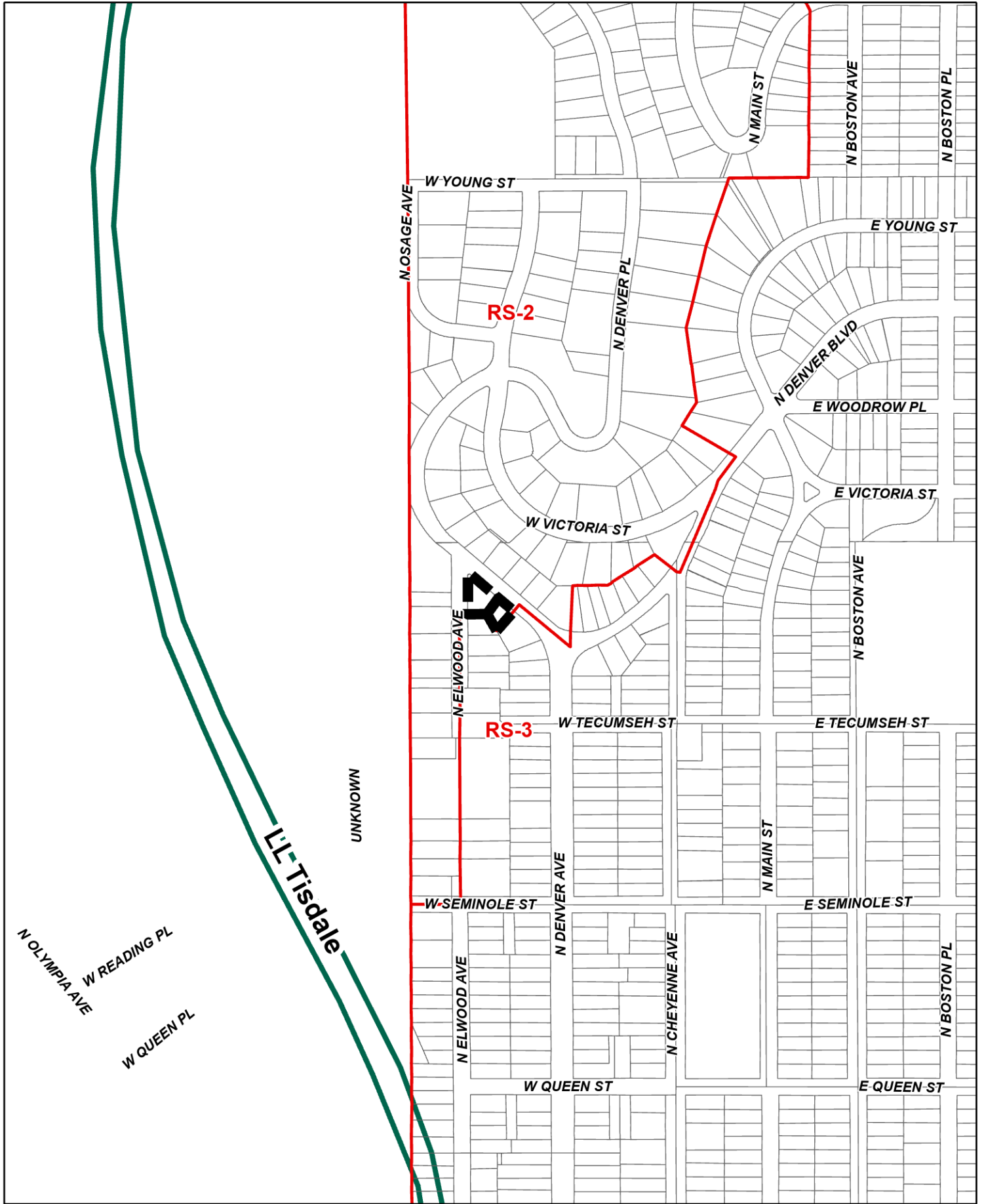
Parks & Open Space: N/A

**Zoning History**

Ordinance 11918, dated September 1, 1970, established zoning for the subject property.

**Exhibits**

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



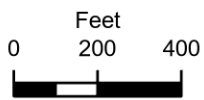
RS-2

RS-3

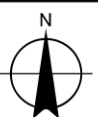
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UNKNOWN

Z-7775

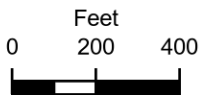


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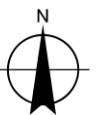


Subject  
Tract



**Z-7775**

Note: Graphic overlays may not precisely align with physical features on the ground.

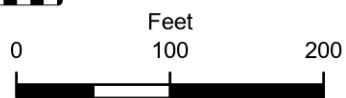


9.5

Aerial Photo Date: 2021



Subject  
Tract



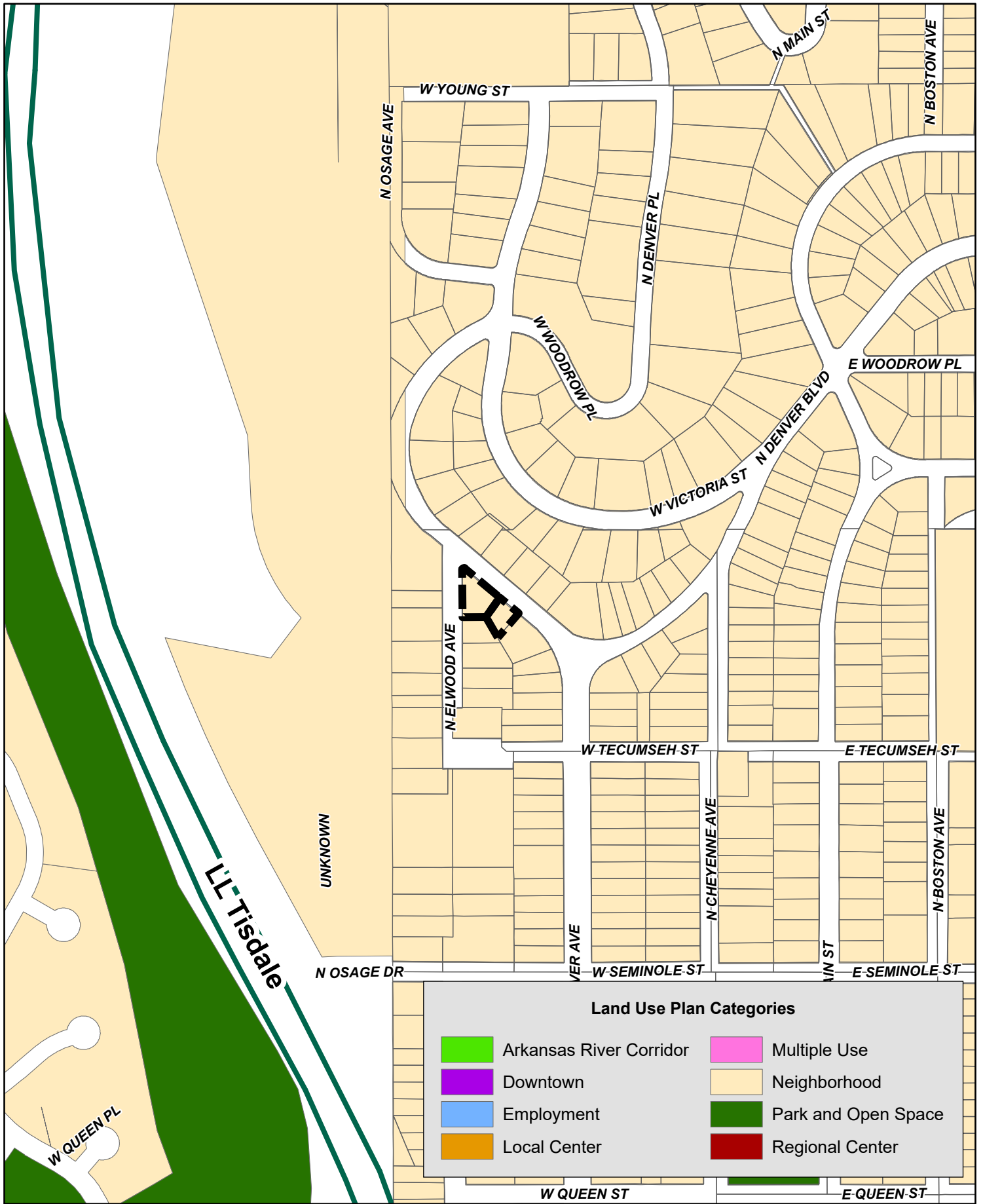
**Z-7775**

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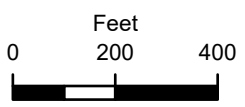
Aerial Photo Date: 2021

9.6





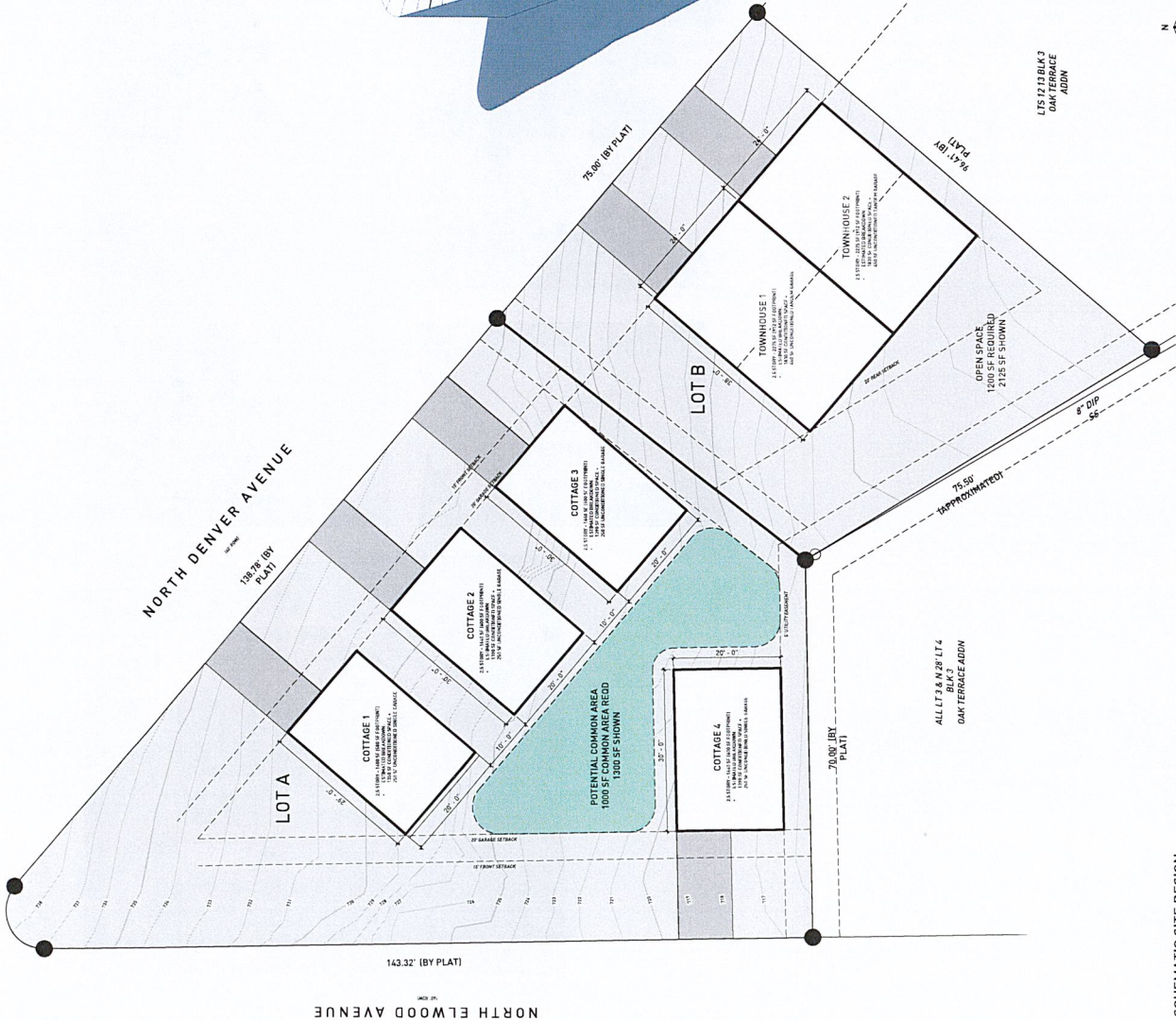
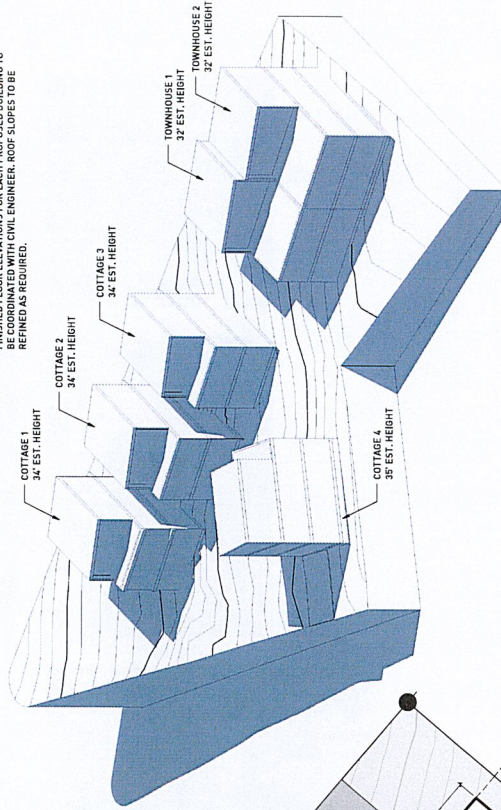
**Z-7775**



**DESIGN NOTES & CRITERIA**

- RESIZING:**
- TOWNHOUSE (2 UNIT): PERMITTED
  - TOWNHOUSE (4 UNIT): NOT PERMITTED
  - COTTAGE DEVELOPMENT: PERMITTED
- MINIMUM LOT AREA:**
- TOWNHOUSE = 2,200 SF
  - COTTAGE DEVELOPMENT = 10,000 SF
  - MINIMUM LOT AREA PER UNIT = 2,200 SF
  - TOWNHOUSE = 2,200 SF
  - TOWNHOUSE = 2,200 SF
  - TOWNHOUSE = 20'
  - COTTAGE DEVELOPMENT = 75'
- MINIMUM STREET FRONTAGE:**
- TOWNHOUSE DEVELOPMENT = 100 SF MIN
  - COTTAGE DEVELOPMENT = 75'
- MINIMUM BUILDING SETBACKS:**
- FRONT = 20'
  - REAR = 20'
  - SIDE (RIGH) = 5'
  - REAR = 20'
- MINIMUM OPEN SPACE PER UNIT = 400 SF**  
**MAXIMUM BUILDING HEIGHT = 35'**
- LOT STATISTICS:**
- COMBINED LOTS A & B:
  - LOT AREA = 11,139 SF
  - LOT WIDTH (AVG) = 102.2'
  - STREET FRONTAGE = 138.78'
  - FOR COTTAGE DEVELOPMENT: DEVELOPMENT 10,000 SF MIN
  - FOR COTTAGE DEVELOPMENT: DEVELOPMENT 10,000 SF MIN
  - OPEN SPACE PER UNIT: 400 x 4 UNITS = 2,400 SF MIN
  - OPEN SPACE PER UNIT: 400 x 4 UNITS = 2,400 SF MIN
  - COMMON OPEN SPACE
- LOT C:**
- TOTAL LOT AREA = 4,188 SF
  - LOT WIDTH / STREET FRONTAGE = 75'

NOTE: SITE TOPOGRAPHY, GRADING MODIFICATIONS, AND FINAL PROPOSED GRADING SHALL BE COORDINATED WITH CIVIL ENGINEER. ROOF SLOPES TO BE REFINED AS REQUIRED.



SMITH DEVELOPMENT  
N ELWOOD AVE & N DENVER AVE  
TULSA, OK

SCALE: COTTAGE  
TOTAL: 3,000 SF CONSTRUCTION  
300 SF GARAGE

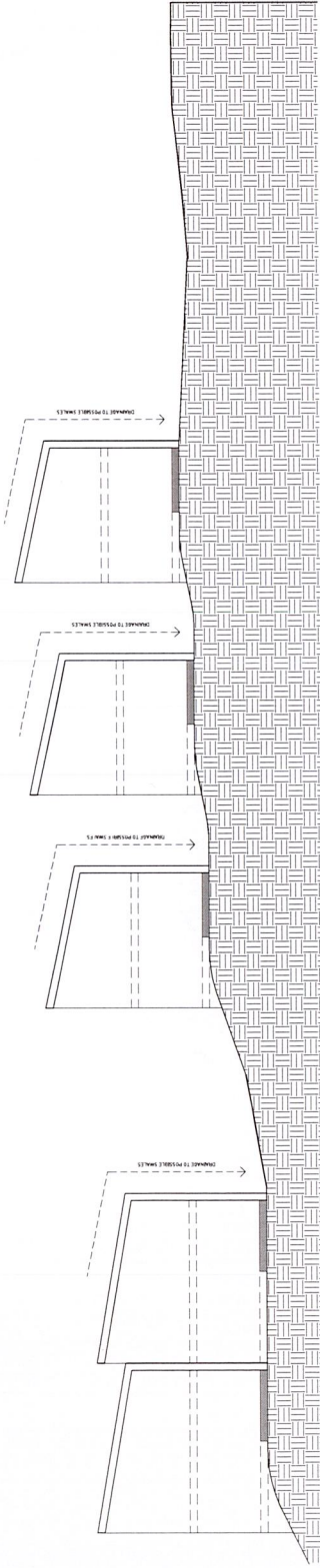
REVISION: NAME DATE

PROJECTING: PROJECT NUMBER  
DRAWN BY: DATE

SCHEMATIC SITE DESIGN

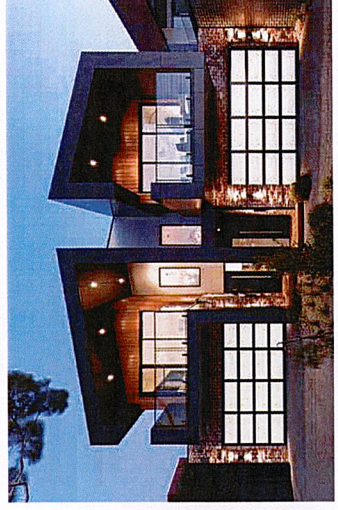
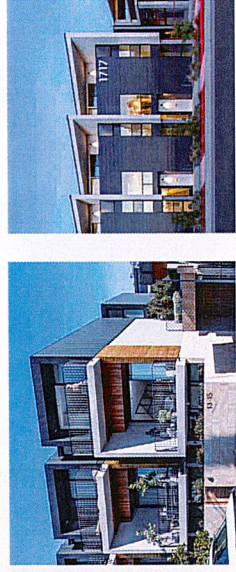
SD1





1 SCHEMATIC ELEVATION - NORTH DENVER AVENUE  
 SCALE: 1/8" = 1'-0"

SMITH DEVELOPMENT  
 N ELWOOD AVE & N DENVER AVE  
 TULSA, OK



DATE: 10/20/24  
 PROJECT: SMITH DEVELOPMENT  
 1000 N ELWOOD AVE  
 TULSA, OK 74103

REVISIONS  
 NO. NAME DATE

PROJECT: SMITH DEVELOPMENT  
 PROJECT NUMBER: 24-001  
 DRAWN BY: L.S.D.  
 CHECKED BY: L.S.D.

SCHEMATIC ELEVATION



9.9 DESIGN PRECEDENTS  
 SCALE: NOT TO SCALE